

# \$570,000 - 1326 23 Street, Didsbury

MLS® #A2252328

**\$570,000**

3 Bedroom, 2.00 Bathroom, 1,713 sqft

Residential on 0.14 Acres

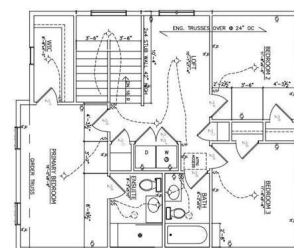
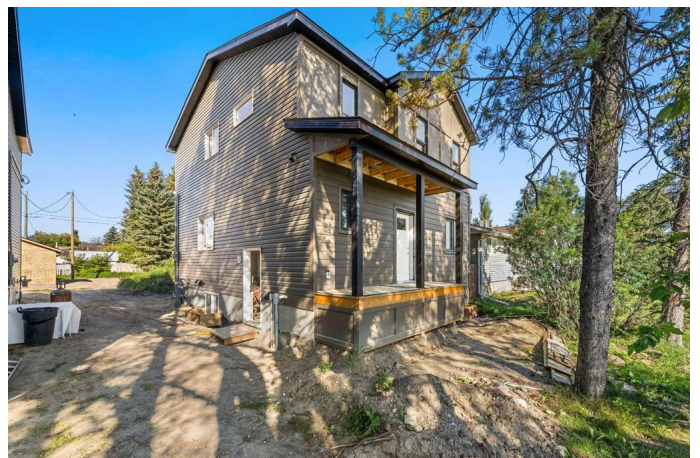
NONE, Didsbury, Alberta

Currently in construction: Set on a beautifully treed lot in the heart of Didsbury, this newly built home reflects the care, detail, and craftsmanship of a local builder dedicated to quality. More than just a home, it represents the values of small-town Alberta living—where neighbours support one another, and local businesses are part of the process from start to finish.

From the moment you step inside, you™ll notice the difference thoughtful design makes. The open-concept main floor invites natural light to flow throughout, creating a welcoming space for both everyday living and entertaining. The kitchen is the heart of the home, featuring quartz countertops, quality cabinetry, and a seamless connection to the dining and living areas. A built-in mudroom keeps the household organized, while the primary suite is complete with a spacious walk-in closet, offering comfort and practicality.

Every detail showcases the builder™s commitment to workmanship—from the carefully selected finishes to the efficient layout designed with today™s families in mind.

The lower level includes a roughed in -legal basement suite with a private side entry, adding flexibility for extended family, rental income, or a comfortable guest retreat. This feature extends the home™s value while



maintaining privacy and independence for everyone.

Outdoors, the expansive, treed lot provides a rare sense of privacy and space, perfect for family gatherings, barbecues, or quiet evenings under the trees.

Living here means enjoying the best of both worlds—the convenience of schools, shopping, and recreation nearby, and the warmth of a true small-town community. Didsbury is a place where local businesses thrive, neighbours greet you by name, and the pace of life feels just right, while still offering quick access to larger centres when needed. This is more than a brand-new house. It’s a home built with pride by a local builder who invests in the community—crafted with attention to detail, designed for modern living, and ready for you to create lasting memories.

Built in 2025

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2252328    |
| Price          | \$570,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,713       |
| Acres          | 0.14        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|         |                |
|---------|----------------|
| Address | 1326 23 Street |
|---------|----------------|

|             |                      |
|-------------|----------------------|
| Subdivision | NONE                 |
| City        | Didsbury             |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T0M 0W0              |

## Amenities

|                |                                                                          |
|----------------|--------------------------------------------------------------------------|
| Utilities      | Cable Available, Electricity Connected, Sewer Connected, Water Connected |
| Parking Spaces | 2                                                                        |
| Parking        | Off Street                                                               |

## Interior

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Convection Oven                                                                                    |
| Heating           | Forced Air                                                                                                                                              |
| Cooling           | None                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                     |
| Basement          | Full, Partially Finished                                                                                                                                |

## Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Private Entrance                           |
| Lot Description   | Back Lane, Treed                           |
| Roof              | Asphalt Shingle                            |
| Construction      | Composite Siding, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                            |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 24                |
| Zoning         | R2                |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Coldwell Banker Vision Realty |
|----------------|-------------------------------|

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